

DRAFT
Meeting Minutes
Weed Beach Building Committee
January 9, 2008 – 7:30pm
Room 119, Town Hall

Present: M. Hawley, S. Swiatek, D. Parnon, J. Branigan, J. Howe, C. Darby, M. Wright, P. Hovell

Absent: D. Bayne, J. Enters

Guests: D. Halstead, N. Hauck, C. Von Ohlsen, R. Rojas

Audience: See attached list, included Park and Recreation Commissioners

Hovell opened the meeting at 7:40pm.

Engineer and architect to review plans for approval with appropriate modification.

Application will be submitted to P&Z and ZBA next week (January 14) for Feb. 13 ZBA hearing and Feb. 26 P&Z meeting.

D. Halstead gave an overview of the changes WBBC has suggested:

Gate House

All the trees have been tagged surrounding the Weed Beach driveway: type, condition, prune able, salvageable. Gate House has been moved closer to the beach to keep Brush Island Road clear. The entrance is split: one way in, one way out. Four lanes to accommodate emergency evacuation of Noroton Bay. Three permanent parking space will be added by the gate house for the attendant etc. Increased landscaping and ornamental fence were suggested to screen this area from Nearwater Lane.

Bath House/Concession Stand

Two separate structures connected with a board walk-type plaza. Two octagonal gazebos added: one at each end of the structure. Octagonal design carried over from Paddle Hut. Size: 20' in diameter. Each can hold four 6' picnic tables. Changed entrance to family changing rooms given the influence of the elevation on accessibility from parking lot. Ramp added at the end of the building, precluded access to changing rooms from parking lot side of bath house.

Paddle Hut

Octagonal attendant's office. Expanded deck connecting building to courts. Octagonal fire pit. Storage room added for snow blower etc.

Sailing Building

Building to be renovated. Change septic to sewer. Bring in utility lines underground. Reclaim basketball court and restore the wetland. Maintain a driveway to the sailing area.

General

Replace sidewalks with pavers throughout the park: walkways and some islands. Add granite curbing. 222 parking spaces (currently there are 250): 131 primary spaces, 8 handicapped spaces (distributed among the various areas: beach parking, bath house, paddle house, picnic area) 1 handicapped van space and overflow parking with pervious pavers.

N. Hauck, architect, addressed the elevation: existing 9' elevation, FEMA requires 14'. Hauck raised the building to 10.5', 18" higher than the existing structure. Slightly expanded concession stand to include storage and to create three uniformly sized modules: bath house, guard house and concession stand.

He then presented two architectural styles for the bath house.

Scheme 1: Contemporary style featuring an overhang with timbers supporting a cantilevered rook. Masonry walls, concrete block.

Scheme 2: "Traditional" style (not "Nantucket" style as called for in the specs) featuring columns supporting an overhang surrounding the building, vaulted roof connecting plaza area, high ceilings inside for ventilation, windows in roof for light, ramp at bath house end of building for handicap access, one gazebo on playground side, building enlarged by 8'.

Discussion followed regarding building elevation.

Halstead suggested the project might be approved more readily if we addressed the elevation issue and show an improvement from the current, at-grade, elevation.

Hovell voiced his opposition to the 18" added elevation. Howe and Parnon agreed with the idea that we would apply for a variance at grade with the ability, if denied, to return with the 18" elevation.

The result of an informal vote among WBBC members was a tie 3-3. Whereas the P&R

Commissioners supported raising the building 18", 4 to 3.

Consensus of WBBC and P&R was in favor of adding two gazebos and selected the traditional style architecture. Plans were approved for P&Z and ZBA application.

Hauck to meet with Swiatek, Hannett and Parnon to discuss sailing building.

Meeting Minutes from Nov. 28, 2008 and Dec. 12, 2008 were approved.

Public Comment

Rich Gunzel, 170 Nearwater Lane

Questioned the additional black top proposed for the two way entrance/exit.

Chris Snow, Old King's Hwy. So.

Would like the beach to open one month earlier and close one month later.

Bill Cox, 174 Nearwater Lane

Expressed his concern regarding the use of the property at the end of the Weed Beach driveway for the park entrance. Bay residents use this area to walk their dogs and as a playground. Also concerned about the light pollution that might be generated by the guard house.

Rich Gunzel, 170 Nearwater Lane

No reason to add more black top for no apparent reason.

Meeting was adjourned at 9:45pm.

Next meeting February 13, 2008.

Respectfully submitted,

Debbie Parnon
Secretary

(1/9/08)